



**NOTICE OF TRUSTEE'S SALE**

**MILLS COUNTY**

**Deed of Trust Dated:** November 12, 2021  
**Amount:** \$102,862.00  
**Grantor(s):** CHRISTOPHER RICHEY and JUDITH DEAN  
**Mortgagee:** CGM Ventures, LLC (hereafter "Lender")  
**Lender's Address:** 40 CR 417, Goldthwaite, Texas 76844  
**Trustee:** Yvonne Galindo  
**Recording Information:** Instrument No. 2215174  
**Legal Description:** SEE EXHIBIT A

FILED FOR RECORD  
At 12:36 O'Clock P M

FEB 0 2 2024

SONYA SCOTT County & District Clerk  
Mills County, Texas  
By *Shaunee M...f* Deputy

**Date of Sale:** March 5, 2024 between the hours of 10:00AM and 1:00PM  
**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the MILLS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was Posted.

The Trustee will sell the property by public auction to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust, at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Lender or the Lender's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

**A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act, and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER OR MORTGAGE SERVICER.**

\_\_\_\_\_  
Manager, CGM Ventures, LLC  
Yvonne Galindo  
ADDRESS: 30 CR 417, Goldthwaite, TX 76844

\_\_\_\_\_  
TRUSTEE  
PRINTED NAME: Yvonne Galindo  
ADDRESS: 40 CR 417, Goldthwaite, TX 76844

# Exhibit A



FIELD NOTES for a 9.57 acre tract out of the C.M. Hemphill Survey No. 62, Abstract No. 321 in Mills County, Texas. Said tract is a portion of the remainder of that certain 190.151 acre parent tract described in a deed to CGM Ventures, LLC at Volume 260, Page 110 of the Official Public Records of said county. This survey was made for Yvonne Galindo in October 2021.

**BEGINNING** at a point on the east side of a cedar fence post in the northerly occupied line of County Road 417 for the southeast corner hereof and from which a 2 3/8 inch pipe fence corner post found for the southeast corner of a 34.13 acre tract described in a deed to Christopher Richey, Et Al. at Instrument No. 2114014 of said Official Public Records bears North 02°46'27" West a distance of 7.09 feet and North 82°36'15" East a distance of 51.24 feet;

**THENCE** along northerly occupied lines of said County Road 417, the following 2 courses:

1. North 86°40'10" West a distance of 414.24 feet to a pipe post found;
2. North 87°40'23" West a distance of 279.44 feet to a pipe fence corner post found for the southwest corner hereof;

**THENCE** crossing said parent tract with a fence, the following 3 courses:

1. North 08°00'24" East a distance of 964.49 feet to an 8 inch pine fence brace post found;
2. North 17°04'15" East a distance of 34.98 feet to a pine fence corner post found;
3. North 37°45'06" East a distance of 170.02 feet to a pipe fence corner post found for a westerly corner of said 34.13 acre tract and the north corner hereof;

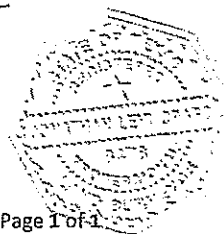
**THENCE** with a fence and westerly lines of said 34.13 acre tract, the following 4 courses:

1. South 18°26'28" East a distance of 744.80 feet to a 2 7/8 inch pipe fence corner post;
2. South 13°03'06" East a distance of 194.99 feet to a 2 3/8 inch pipe fence corner post;
3. South 51°51'11" East a distance of 200.57 feet to a 2 7/8 inch pipe fence corner post;
4. South 02°46'27" East a distance of 138.13 feet to the **POINT OF BEGINNING** containing 9.57 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage are grid measurements, NAD 83 U.S. TX Central Zone. 1/2" Rebar (set) bear a plastic cap marked "TX RPLS 6476"

Surveyed by:

  
Registered Professional Land Surveyor



10/20/2021  
PROJECT TX21-1060


THE STATE OF TEXAS

COUNTY OF MILLS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Mills County, Texas.

2400096 NTS

02/02/2024 12:36:08 PM Total Fees: \$30.00



*Sonya Scott*

Sonya Scott, County Clerk  
Mills County, TX

By *Shaunee Martiney* Deputy